066.0	0006	0002.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,346,200 /	1,346,200
					USE VALUE:	1,346,200 /	1,346,200
					ASSESSED:	1,346,200 /	1,346,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON CENTER GARAGE &	
Owner 2:	SERVICE CORP	
Owner 3:		
Street 1:	438 MASS AVE #127	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 27,534 Sq. Ft. of land mainly classified as Restaur/Bar with a Restaurant Building built about 1961, having primarily Brick Exterior and 2652 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
326	27534.000	325,800	34,000	986,400	1,346,200
Total Card	0.632	325,800	34,000	986,400	1,346,200
Total Parcel	0.632	325,800	34,000	986,400	1,346,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.62 | /Parcel: 507.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 42554
GIS Ref:
GIS Ref:
Insp Date: 09/10/18

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0006-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	326	FV	325,800	34000	27,534.	970,300	1,330,100	1,330,100	Year End Roll	12/18/2019
2019	326	FV	304,500	35500	27,534.	905,600	1,245,600	1,245,600	Year End Roll	1/3/2019
2018	330	FV	202,400	34000	27,534.	808,500	1,044,900	1,044,900	Year End Roll	12/20/2017
2017	330	FV	202,400	34000	27,534.	711,500	947,900	947,900	Year End Roll	1/3/2017
2016	330	FV	202,400	34000	27,534.	533,600	770,000	770,000	Year End	1/4/2016
2015	330	FV	211,600	35000	27,534.	485,100	731,700	731,700	Year End Roll	12/11/2014
2014	330	FV	211,600	35000	27,534.	485,100	731,700	731,700	Year End Roll	12/16/2013
2013	330	FV	211,600	35000	27,534.	485,100	731,700	731,700		12/13/2012

!5696!

PRINT

Date	Time
12/10/20	20:32:53

LAST REV

Date	Time
10/09/19	15:11:24

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5696

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11785-89		12/31/1969		140,000	No	No		N

USER DEFINED

Prior Id # 1:	42554
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2011	268	Manual	10,700					
1/14/2011	36	Sign	750					
10/26/2010	2200	Awnings	2,200					
3/13/2007	142	Sign	500					
11/20/2000	905	Re-Roof	5,500	C				
12/14/1998	853	Redo Bat	15,000					REMODEL BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Meas/Inspect	PH	Patrick H
2/9/2009	Measured	197	PATRIOT
6/12/2000	Meas/Inspect	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326	Restaur/Bar		27534		Sq. Ft.	Site		0	30.5	1.17	CA									986,422						986,400	

Total AC/HA: 0.63209 | Total SF/SM: 27534 | Parcel LUC: 326 | Restaur/Bar | Prime NB Desc: COMM AVG | Total: 986,422 | Spl Credit | Total: 986,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	74 - Restaurant		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	6 - Wood Shingle		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.17707396
Const Adj.:	1.00769949
Adj $ / SQ:	124.544
Other Features:	8178
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452461
Depreciation:	126689
Depreciated Total:	325772

COMMENTS

1965 / HST 12` DORMER OFF BACK INT GOOD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

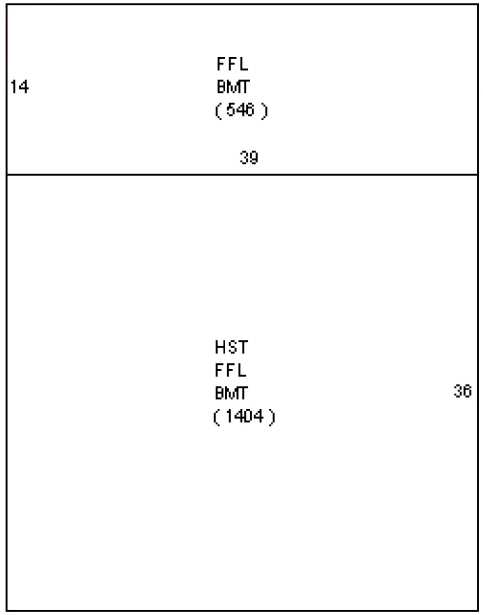
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	137.00
Special Features:	0	Val/Su Net:	70.80
Final Total:	325800	Val/Su SzAd	122.85

SKETCH



Sum Area By Label :
HST = 1404
FFL = 1950
BMT = 1950

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,950	37.360	72,858
FFL	First Floor	1,950	124.540	242,862
HST	Half Story	702	124.540	87,430

Net Sketched Area:	4,602			Total:	403,150
Size Ad	2652	Gross Are	5304	FinArea	2652

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0006-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	25000	A	AV	1990	1.70	T	23.2	326			32,600			32,600
83	Sign	D	Y	1	6X6	A	AV	2000	46.18	T	15.2	326			1,400			1,400

More:	N	Total Yard Items:	34,000	Total Special Featues:		Total:	34,000